No. 21PL052 - Preliminary Subdivision Plan

GENERAL INFORMATION:

APPLICANT: Terrance and Mardonna Hulm Living Trust

AGENT: Janelle Finck - Fisk Land Surveying & Consulting Engineers, Inc.

PROPERTY OWNER: Terrance and Mardonna Hulm Living Trust

REQUEST: No. 21PL052 - Preliminary Subdivision Plan

EXISTING
LEGAL DESCRIPTION: The N1/2 of the NE1/4 of the NW1/4 and the N1/2 of the NW1/4 of the NE1/4 of Section 15, T2N, R8E, BHM, Rapid City, Pennington County, South Dakota

PROPOSED
LEGAL DESCRIPTION: Proposed Lots 1 and 2 of Hulm Subdivision

PARCEL ACREAGE: Approximately 40 Acres

LOCATION: 4601 225th Street

EXISTING ZONING: General Agricultural District (Pennington County)

FUTURE LAND USE DESIGNATION: Agriculture

SURROUNDING ZONING
North: General Agricultural District (Pennington County)
South: General Agricultural District (Pennington County)
East: Suburban Residential Development (Pennington County)
West: Suburban Residential Development (Pennington County)

PUBLIC UTILITIES: Private well and on-site wastewater

DATE OF APPLICATION: May 14, 2021

REVIEWED BY: Vicki L. Fisher / Todd Peckosh

RECOMMENDATION:

Staff recommends that the Preliminary Subdivision Plan be approved with the following stipulations:

1. Upon submittal of a Development Engineering Plan application, construction plans for 225th Street as it abuts the subject property from the west lot line through the proposed cul-de-sac shall be submitted showing a minimum 24-foot wide gravel rural road section pursuant to Pennington County requirements. In addition, the construction plans shall provide a sidewalk along this section of 225th Street or a Variance shall be obtained from City Council;

2. Upon submittal of a Development Engineering Plan application, a drainage report shall be
submitted for review and approval for any proposed culverts and ditch sizing;
3. Prior to approval of the Development Engineering Plan application, a Development Agreement shall be entered into with the City for all public improvements;
4. Upon submittal of a Final Plat application, a Covenant Agreement shall be entered into with the City to ensure that fire suppression systems are installed in any new residential structures or expansions to the existing residence that results in the expansion of the fire flow calculation area as defined by the International Fire Code. The system design and installation shall meet the system requirements of NFPA 13, 13R and 13D, as applicable;
5. Upon submittal of a Final Plat application, a Covenant Agreement shall be entered into with the City to ensure that exterior building construction materials, building separations and landscaping provision are in conformance with the best practices established by the Rapid City Fire Department Survivable Space Initiative;
6. Upon submittal of a Final Plat application, surety for any required subdivision improvements that have not been completed shall be posted and the subdivision inspection fees shall be paid; and,
7. Prior to the City’s acceptance of the public improvements, a warranty surety shall be submitted for review and approval as required.

GENERAL COMMENTS:
The applicant has submitted a Preliminary Subdivision Plan to subdivide an approximate 40-acre parcel into two residential lots. The lots will be sized 19.14 acres and 19.95 acres, respectively. The lots will be known as Lots 1 and 2 of Hulm Subdivision.

The property is located outside of the City limits of Rapid City but within the City’s three-mile platting jurisdiction. In particular, the property is located north of Country Road, between N. Elk Vale Road and Bennet Road. Currently, a single-family residence and a barn are located on proposed Lot 1. Lot 2 is void of any structural development.

A Preliminary Subdivision Plan is a tentative plan of a proposed subdivision requiring the installation of public improvements. Approval of a Preliminary Subdivision Plan by the City Council is required before an applicant can proceed with Development Engineering Plans and a Final Plat application for all or part of the area within the Preliminary Subdivision Plan application.

STAFF REVIEW:
Staff has reviewed the Preliminary Subdivision Plan and has noted the following considerations:

Zoning: The property is currently zoned General Agriculture District by Pennington County. The Pennington County Planning Department has indicated that the proposed lots meet the minimum lot size of the General Agriculture District.

The City’s Future Land Use Plan identifies the appropriate use of the property as agriculture which supports large lot single-family development. As such, the proposed plat is in compliance with the City’s Comprehensive Plan.

225th Street: 225th Street, a cul-de-sac street, currently serves as access to the subject property. The street is classified as a local street pursuant to the Infrastructure Design Criteria Manual.
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requiring that the street be located in a minimum 52-foot wide right-of-way and constructed with a minimum 26-foot wide paved surface, curb, gutter, sidewalk, street light conduit, sewer and water. Currently, the street is located within a section line highway and constructed with a gravel surface. The applicant has submitted a preliminary plat document identified the dedication of the south 33 feet of the section line highway as right-of-way and the right-of-way for the cul-de-sac bulb. The Pennington County Highway Department has indicated that a rural gravel street is acceptable due to the low density proposed as a part of this plat but that any additional platting of the subject property in the future will require additional street improvements. As such, City staff has administratively granted Exception(s) to improve the street as noted above with the stipulation that it be constructed in compliance with a minimum 24-foot wide graveled rural road section pursuant to Pennington County requirements. Exceptions have also been granted to allow a 2,200-foot long cul-de-sac in lieu of a maximum 1,500-foot long cul-de-sac and to waive the requirement that an intermediate turnaround be provided every 600 feet.

The applicant should be aware that upon submittal of a Development Engineering Plan application, a drainage report must be submitted for review and approval for any proposed culverts and ditch sizing.

*Sewer:* The property is located outside the City Urban Service boundary. A private on-site wastewater system currently serves the residence located on proposed Lot 1. A future on-site wastewater system will serve proposed Lot 2. As such, an Exception has been granted waiving the requirement to provide sewer mains as a part of platting the property.

*Water:* As previously noted, the property is located outside the City Urban Service boundary. A private well is currently serving proposed Lot 1. The applicant has indicated that a separate private well will serve proposed Lot 2. As such, an Exception has been granted waiving the requirement to provide water mains as a part of platting the property.

Private wells cannot provide minimum fire flows to the property as required. The Fire Department has indicated that they are in support of the proposed subdivision contingent upon the following stipulations:

1. Upon submittal of a Final Plat application, a Covenant Agreement shall be entered into with the City to ensure that fire suppression systems are installed in any new residential structures or expansions to the existing residence that results in the expansion of the fire flow calculation area as defined by the International Fire Code. The system design and installation shall meet the system requirements of NFPA 13, 13R and 13D, as applicable; and,

2. Upon submittal of a Final Plat application, a Covenant Agreement shall be entered into with the City to ensure that exterior building construction materials, building separations and landscaping provision are in conformance with the best practices established by the Rapid City Fire Department Survivable Space Initiative; fire suppression systems are installed in any new residential structures or significant alterations to the existing residential structure that results in the expansion of the fire flow calculation area as defined by the International Fire Code. The system design and installation shall meet the system requirements of NFPA 13, 13R and 13D, as applicable.

*Development Agreement:* Section 1.16.1 of the Infrastructure Development Criteria Manual
states that a Development Agreement may be required for construction approval. A Development Agreement is a tool which will provide the City and the developer with an instrument to document the financial and procedural requirements for the development of public improvements. Staff recommends that prior to approval of the Development Engineering Plan application, a Development Agreement must be entered into with the City for all public improvements.

**Summary:** The proposed Preliminary Subdivision Plan generally complies with all applicable Zoning and Subdivision Regulations assuming compliance with the stated stipulations.